

OFFERING MEMORANDUM

1511 Colony Hill Road, Abilene, TX — 5.96 Acres



Prime Commercial Opportunity — High-Traffic, Unzoned Corner. Situated at the highly visible intersection of Colony Hill and FM 1750 (Oldham Ln), this 5.96-acre property represents a premier commercial investment in one of the area's fastest-growing corridors. Because this parcel sits just outside the city limits and carries no current zoning restrictions, it offers an exceptionally rare blank canvas for developers, business owners, and investors to build exactly what the market needs.

Unrestricted Potential

With zero zoning limitations, the possibilities are genuinely wide open. This site is perfectly positioned for retail centers, service-oriented businesses, industrial flex space, or a comprehensive mixed-use development.

Maximum Exposure

Located directly on a prominent, high-traffic corner, your future development will benefit from excellent daily vehicle counts and unbeatable roadside visibility.

Strategic Growth

The surrounding area is experiencing rapid expansion, bringing a steady increase in consumer demand, rooftop growth, and daily commuters right past your frontage.

Spacious Footprint

At nearly 6 acres, you have ample room not just for a large-scale primary build, but for extensive parking, future expansions, or a multi-pad development strategy.



Whether you are looking to capture the expanding local market with a new retail hub or design a custom commercial space from the ground up, 1511 Colony Hill provides the foundational freedom to bring your exact vision to life. Capitalize on the demand before the area fills up.

DEMOGRAPHIC SNAPSHOT

The immediate 1-mile radius surrounding the property boasts an impressive affluent local consumer base, ready to support new development. *(Updated Current 2026 Demographics & Projections)*

METRIC	1 MILE	3 MILES	5 MILES
Total Population	1,585	13,650	52,100
Total Households	525	4,910	20,850
Average Age	32.1	37.4	37.5
Persons per Household	3.0	2.8	2.5
Average HH Income	\$132,891	\$118,450	\$83,541
Average House Value	\$286,500	\$268,000	\$205,000

STRATEGIC VALUE

AFFLUENT MICRO-MARKET

With an updated 2026 average household income approaching \$133,000 within a 1-mile radius, the site is perfectly positioned to serve high-end retail, professional services, or premium residential developments.

FAMILY-CENTRIC DEMOGRAPHICS

An average age of 32.1 and 3.0 persons per household indicates a young, growing family demographic, driving demand for community-centric infrastructure and amenities.

THE PATH OF PROGRESS

Abilene's outward expansion continues to drive value into the Potosi market. Securing 5.96 acres at the intersection of FM 1750 and Colony Hill places investors directly in the line of future commercial and residential appreciation.



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